157.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,100 / 689,100
					USE VALUE:	689,100 / 689,100
					ASSESSED:	689,100 / 689,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANTER DARREN C &
Owner 2:	LAUBSCHER EMILY
Owner 3:	
Street 1:	156 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCCARTHY GERALD J -
Owner 2:	-
Street 1:	156 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Aluminum Exterior and 1772 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	269,100		420,000	689,100
Total Card	0.138	269,100		420,000	689,100
Total Parcel	0.138	269,100		420,000	689,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.88 | /Parcel: 388.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104835

GIS Ref

GIS Ref

Insp Date 06/30/18

!12325!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,200	0	6,000.	420,000	689,200	689,200	Year End Roll	12/18/2019
2019	101	FV	211,300	0	6,000.	420,000	631,300	631,300	Year End Roll	1/3/2019
2018	101	FV	211,300	0	6,000.	354,000	565,300	565,300	Year End Roll	12/20/2017
2017	101	FV	211,300	0	6,000.	324,000	535,300	535,300	Year End Roll	1/3/2017
2016	101	FV	211,300	0	6,000.	276,000	487,300	487,300	Year End	1/4/2016
2015	101	FV	199,400	0	6,000.	240,000	439,400	439,400	Year End Roll	12/11/2014
2014	101	FV	199,400	0	6,000.	222,000	421,400	421,400	Year End Roll	12/16/2013
2013	101	FV	199,400	0	6,000.	211,200	410,600	410,600		12/13/2012

PRINT

Date	Time
12/11/20	02:25:22

LAST REV

Date	Time
07/31/18	14:20:48

mmcmakin

12325

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTHY GERALD	61974-572		6/7/2013		522,000	No	No		
CARNAHAN DONALD	23251-70		6/1/1993		211,000	No	No		Y

USER DEFINED

Prior Id # 1:	104835
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
10/25/2008	Meas/Inspect	345	PATRIOT
5/3/2000	Inspected	276	PATRIOT
12/1/1999	Measured	268	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE& GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24255073
Const Adj.:	0.98255032
Adj $ / SQ:	158.713
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390026
Depreciation:	120908
Depreciated Total:	269118

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

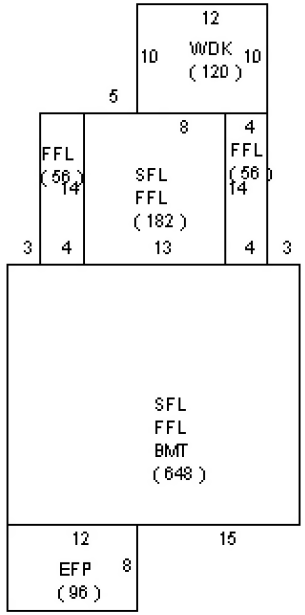
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.71
Special Features:	0	Val/Su Net:	102.09
Final Total:	269100	Val/Su SzAd	151.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	942	158.710	149,508
SFL	Second Floor	830	158.710	131,732
BMT	Basement	648	47.610	30,854
WDK	Deck	120	14.080	1,690
EFP	Enclos Porch	96	54.610	5,243

Net Sketched Area:	2,636			Total:	319,027
Size Ad	1772	Gross Are	2636	FinArea	1772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

157.0-0005-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1991	0.00	T	22.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	